

MEMORANDUM

EDHS

Agenda Item No. 2(G)

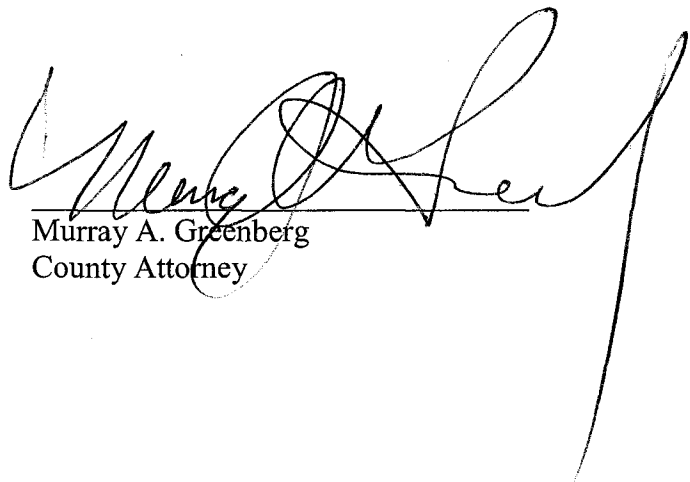
TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: March 14, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Resolution relating to the
demolition and/or rehabilitation
of the Lincoln Gardens Public
Housing Development

The accompanying resolution was prepared and placed on the agenda at the request of
Commissioner Audrey M. Edmonson.



Murray A. Greenberg
County Attorney

MAG/jls



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: April 24, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

Approved _____ Mayor

Agenda Item No.

Veto _____

04-24-07

Override _____

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MANAGER TO
EXPLORE THE FEASIBILITY AND PROVIDE AN ANALYSIS
FOR THE DEMOLITION AND/OR REHABILITATION OF
THE LINCOLN GARDENS PUBLIC HOUSING
DEVELOPMENT; REQUIRING REPORT

WHEREAS, there is a severe public housing shortage which exists within Miami-Dade County; and

WHEREAS, this housing shortage is attributable in part to the fact that some of the public housing developments owned and operated by Miami-Dade County ("County"), through its department Miami-Dade Housing Agency ("MDHA"), are severely distressed, physically deteriorated and either must be demolished or rehabilitated; and

WHEREAS, Lincoln Gardens Public Housing Development ("Lincoln Gardens"), which is located in Commission District 3 is one such public housing development that is severely distressed and physically deteriorated; and

WHEREAS, the costs associated with bringing the existing development into compliance with current standards may be prohibitively expensive; and

WHEREAS, demolishing all or a portion of Lincoln Gardens will allow the development to be renewed and revitalized through the creation of improved circulation paths and/or the provision of other amenities as well as creation of decent, safe and healthy dwelling units for public housing residents; and

WHEREAS, prior to any disposition and/or demolition of Lincoln Gardens, the County, through MDHA, must submit an application to and obtain approval from the U.S. Department of Housing and Urban Development (“HUD”); and

WHEREAS, prior to submitting a demolition/disposition application to HUD the County, through MDHA, is required to develop a replacement housing plan for Lincoln Gardens, conduct an environmental review, and consult with the impacted tenants and any tenant organizations,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, the Board directs:

Section 1. The County Manager to explore the feasibility and provide an analysis for the demolition and/or rehabilitation of Lincoln Gardens.

Section 2. The County Manager shall include in the feasibility study and analysis the following elements:

a. A plan to demolish and/or rehabilitate Lincoln Gardens that is developed in consultation with the tenants and tenant organization(s) that will be affected by said activities and which incorporates the expressed needs of these tenants and tenant organization(s);

b. An analysis of conducting the demolition and/or rehabilitation of Lincoln Gardens in phases so as to have limited impact upon the tenants currently residing within the development and the tenant organization(s) that represents these tenants;

c. A costs analysis for the proposed demolition and/or rehabilitation of Lincoln Gardens;

d. A replacement housing plan that includes but is not limited to the number units to be demolished and the number of units to be replaced;

- e. An environmental review;
- f. A relocation plan for the existing tenants who may be displaced as a result of these activities; and
- g. Any other elements required by the U.S. Housing Act of 1937, as amended, the implementing federal regulations promulgated by HUD, and the Annual Contributions Contract between the County and HUD.

Section 3. The County Manager to submit a report to the Board with the results of this exploration and analysis within one hundred and eighty (180) days from the date of this resolution.

The foregoing resolution was sponsored by Commissioner Audrey M. Edmonson and offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

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The Chairperson thereupon declared the resolution duly passed and adopted this 24th day of April, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith